

PH066 7382
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 RECEIVED APR 20 1978
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**NATIONAL REGISTER OF HISTORIC PLACES
 INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
 TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Michigan-Wacker Historic District

AND/OR COMMON

2 LOCATION

The intersection of Michigan Avenue and Wacker Drive and environs,
 including but not necessarily limited to the properties commonly known
 as 230, 300, 307, 310, 316, 323, 326, 333, 334, 336, 360, 365, 400, 401

STREET & NUMBER

NOT FOR PUBLICATION

CITY, TOWN

Chicago

VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Illinois

CODE

12

COUNTY

Cook

CODE

031 ✓

3 CLASSIFICATION

4 CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

ROTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES, RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES, UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER

4 OWNER OF PROPERTY

NAME

Multiple -- see accompanying list

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
 REGISTRY OF DEEDS, ETC

Recorder of Deeds, Cook County Courthouse

STREET & NUMBER

118 North Clark Street

CITY, TOWN

Chicago

STATE

Illinois

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Illinois Historic Structures Survey, Loop and Near North

DATE

October 1972 (both)

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
 SURVEY RECORDS

Illinois Department of Conservation

CITY, TOWN

Springfield

STATE

Illinois

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Michigan-Wacker Historic District is located at the northern edge of the Chicago Loop at the intersection of Michigan Avenue and Wacker Drive on the south bank of the Chicago River and includes areas on both the south and north banks of the river. The most obvious physical features, both natural and man-made, are the river, the two aforementioned streets, and the series of tall buildings that defines the district.

The actual boundary is determined by the grouping of eleven significant skyscrapers dating from the 1920's that are concentrated within this relatively small area and are now almost entirely encircled by newer buildings. On the north, the series now ends with the Medinah Athletic Club (505 N. Michigan, No. 1 below) and the Wrigley Building (400 N. Michigan, No. 3 below), since the Michigan Square Building (530-50 N. Michigan), which was formerly the northernmost and beyond which Michigan Avenue was of a different character, was demolished in 1973. On the east, the district is limited by lesser commercial/industrial structures north of the river and by the recent and continuing development of Illinois Center south of the river. Very recent structures also bound the district on the west and northwest. On the south along Wabash, the Michigan-Wacker district borders upon the Loop -- a very different entity --, while along Michigan it is terminated by the Carbide and Carbon Building (230 N. Michigan, No. 7 below) and the Bell Building (307 N. Michigan, No. 14 below), the southernmost buildings in the group and beyond which the character is also decidedly different.

As might be expected in a district defined by very tall office buildings, land use is intense and overwhelmingly commercial. Because of the Chicago River and the width of both Michigan Avenue and Wacker Drive, however, this intensity does not result in an urban canyon: with the sole exception of the Chicago Motor Club Building on E. South Water (No. 8 below), all of the major structures in the district are provided with open space sufficient for strong definition.

Though in such a small district one cannot speak of a street pattern per se, certain peculiarities of the streets must be mentioned. Wacker Drive, Michigan Avenue, and E. South Water Street are bi-level thoroughfares, with most of the considerable non-commercial motor and virtually all of the pedestrian traffic on the raised, upper level and the commercial traffic concentrated on the lower, i.e. ground level. Wabash Avenue exists only on the upper level and Rush, E. North Water, Kinzie, Hubbard, and Illinois only on the lower. The last five, therefore, play almost no visual role in the district, since the upper level is the one on which the "streetscape" is produced.

Of 26 structures within the Michigan-Wacker Historic District -- a number which includes two bridges and one monument -- fourteen are tall buildings, i.e. skyscrapers, and of that fourteen, eleven are of significance. Stylistically, most of those eleven refer strongly to historic precedent, mainly the Gothic and Baroque (Nos. 2, 3, 9, 11, 12, 14 below), while two do so weakly (Nos. 1, 15 below) and three (Nos. 6-8) break almost completely with traditional detailing in their search for a suitably modern appearance. The seven smaller old buildings in the district are all situated in a single block -- the 300 block of N. Michigan -- and are thoroughly non-descript, except for the Shriner's Building (No. 13 below) which is visually almost a part of its northern neighbor (333 N. Michigan Building, No. 6 below). Three of the four recent buildings in the district are of considerable architectural interest and two of them (Nos. 25, 26 below) are extremely well-integrated with the older fabric. There are no intrusions in the district, though there are several buildings that add nearly nothing to its character. But since these are almost as small in scale as low in quality, they hardly amount to more than a minor irritation.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
—PREHISTORIC	—ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	—LANDSCAPE ARCHITECTURE	—RELIGION	
—1400-1499	—ARCHEOLOGY-HISTORIC	—CONSERVATION	—LAW	—SCIENCE	
—1500-1599	—AGRICULTURE	—ECONOMICS	—LITERATURE	—SCULPTURE	
—1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	—EDUCATION	—MILITARY	—SOCIAL/HUMANITARIAN	
—1700-1799	—ART	—ENGINEERING	—MUSIC	—THEATER	
—1800-1899	—COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	—PHILOSOPHY	—TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	—COMMUNICATIONS	—INDUSTRY	—POLITICS/GOVERNMENT	—OTHER (SPECIFY)	
		—INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE (N.B.: Exploration/Settlement significance is secondary and rather adventitious.)

The primary and major significance of the Michigan-Wacker Historic District lies in the remarkable concentration of 1920's skyscrapers within this relatively small area -- a concentration unrivalled in Chicago or, in all likelihood, any other city. But apart from the actual fact of this concentration and the individual excellence it contains, the most important of the group (Nos. 1-3, 6-9, 11-12 below) also clearly document the evolution of style from historical eclecticism at the beginning of the decade -- as in the Wrigley (1921, 1924), Tribune (1925), London Guarantee (1923), and Pure Oil (1926) buildings -- to non-historical modernity at its close -- viz., the 333 N. Michigan (1926) Carbide and Carbon (1929) and Chicago Motor Club (1929) buildings.

The location of so many major structures within so small an area and in so short a time is a function of neither historical chance nor wholly of the building boom of the 1920's, but of the implementation of two facets of the Burnham-Bennett Plan of Chicago (1909). Until 1919, Michigan Avenue from Randolph north to the river was a narrow, decaying street, described by Walter Moody as presenting "the appearance of a poor, tenth-rate city." Its traffic crossed the river on the congested Rush Street Bridge and Michigan then continued north of the river as the primarily residential Pine Street. The Plan of Chicago called for widening, construction of a bridge, and re-design of Michigan Avenue as a bi-level roadway -- three elements that were realized with the opening of the Michigan Avenue Bridge on 14 May 1920. And the opening of the bridge signalled the beginning of the commercial development of North Michigan Avenue, a development whose first, celebrated symptom was the Wrigley Building. The second facet of the Plan of Chicago affecting the area was the removal of the old South Water Street Market and redevelopment of the south bank of the Chicago River as a boulevard, the well-known Wacker Improvement. Agitation for implementation of the improvement began with the Plan itself, but did not become really serious until the 1920 proposal of Bennett and Parsons. By 1925, the Market had been relocated two miles south of the Loop and the following year the original portion of Wacker Drive was completed. In a few short years, 1919-26, what had been one of the less desirable parts of Chicago's central business district became a prized location. The erection of major structures was a foregone conclusion.

Almost incidental to the significance of the Michigan-Wacker Historic District in architecture and, to a somewhat lesser degree, city planning, is the fact that two of the most significant sites in Chicago's earliest history fall within it. First in point of time, if not necessarily importance, is the Jean Baptiste Point Du Sable Homesite, Chicago's first permanent residence, located where the Equitable Building now stands (401 N. Michigan; declared a National Historic Landmark on 11 May 1976). The other is the site of the original Fort Dearborn (1803-12), approximately located in the actual intersection of Michigan Avenue and Wacker Drive. That there are no visible remains of either goes, certainly, without saying.

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CONTINUATION SHEET SIGNIFICANCE

ITEM NUMBER 8

PAGE 2

SITES AND STRUCTURES WITHIN THE MICHIGAN-WACKER HISTORIC DISTRICT

Numbers refer to the accompanying map.

A. SITES AND STRUCTURES OF PRIMARY SIGNIFICANCE

1. MEDINAH ATHLETIC CLUB (NOW: SHERATON-CHICAGO HOTEL)

505 North Michigan Avenue
1929; Walter W. Ahlschlager, architect
Height: 45 stories

2. TRIBUNE BUILDING

435 North Michigan Avenue
1925; Howells and Hood, architects; Holabird and Roche, engineers
Height: 36 stories

The Tribune Building has been one of the best-known buildings in Chicago since before its erection, the Howells and Hood design having won the international Tribune Competition of 1922.

Two other structures are on the property and physically attached to the Tribune Building. They are the Tribune Plant building (1920; Jarvis Hunt, architect) on the east, and the former WGN Studio building (1935; Howells, Hood, and Fouilhoux, architects) on the north.

3. WRIGLEY BUILDING AND ANNEX

400 North Michigan Avenue
1921, 1924 (Annex); Graham, Anderson, Probst, and White, architects
Height: 17 stories plus tower and 19 stories (Annex)

The Wrigley Building is the first in point of time of the skyscrapers on North Michigan Avenue and the initial step in the commercial development of the avenue north of the Chicago River.

4. MICHIGAN AVENUE BRIDGE AND BRIDGEHOUSE

Michigan Avenue at the Chicago River (365 North Michigan Avenue)
Opened 14 May 1920; William A. Mulcahy, chief engineer of construction;
Edward H. Bennett, architect

The Michigan Avenue Bridge is the first double-leaf bascule span ever erected and became the prototype for innumerable others in Chicago and elsewhere. The opening of the Michigan Avenue Bridge was also one of the most significant events in the history of the city's central area, providing the incentive for the redevelopment of Michigan Avenue north of Randolph Street -- a redevelopment that has not yet ended.

5. SITE OF FORT DEARBORN

Intersection of Michigan Avenue and Wacker Drive (approximate)
1803-12

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A. SITES AND STRUCTURES OF PRIMARY SIGNIFICANCE (CONTINUED)

6. 333 NORTH MICHIGAN BUILDING
333 North Michigan Avenue
1928; Holabird and Root, architects
Height: 35 stories
7. CARBIDE AND CARBON BUILDING
230 North Michigan Avenue
1929; Burnham Brothers, architects
Height: 40 stories
8. CHICAGO MOTOR CLUB BUILDING
66 East South Water
1929; Holabird and Root, architects
Height: 17 stories
9. PURE OIL BUILDING (NOW: NORTH AMERICAN LIFE INSURANCE BUILDING)
35 East Wacker Drive
1926; Giaver and Dinkelberg, architects; Thielbar and Fugard, associates
Height: 24 stories
10. GEORGE WASHINGTON, ROBERT MORRIS AND HAYM SALOMON MEMORIAL
Heald Square
Dedicated 15 December 1941; Lorado Taft, sculptor
The terminal date for the actual design of the memorial is 30 October 1936,
the date of Lorado Taft's death. The work was completed by Taft's associate,
Leonard Crunelle.
11. MATHER TOWER (NOW: LINCOLN TOWER BUILDING)
75 East Wacker Drive
1928; Herbert H. Riddle, architect
Height: 24 stories
12. LONDON GUARANTEE AND ACCIDENT BUILDING (NOW: STONE CONTAINER BUILDING)
360 North Michigan Avenue
1923; Alfred S. Alschuler, architect
Height: 21 stories

B. STRUCTURES OF SECONDARY SIGNIFICANCE

13. (SHRINERS') BUILDING
323 North Michigan
Date and architect unknown
Height: 3 stories

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B. STRUCTURES OF SECONDARY SIGNIFICANCE (CONTINUED)

14. BELL BUILDING (NOW: OLD REPUBLIC BUILDING)

307 North Michigan Avenue
1925; Vitzthum and Burns, architects
Height: 24 stories

15. MILLINERY MART

65 East South Water
1928; Rissman and Hirschfield, architects
Height: 25 stories

16. WABASH AVENUE BRIDGE

Wabash Avenue at Chicago River
1930; Donald N. Becker, engineer of bridge design; Clarence S. Rowe, engineer
of bridge construction.

The bridge received the Annual Award of Merit of the American Institute
of Steel Construction as the most beautiful steel bridge (Class A) of
1930.

C. OLDER STRUCTURES OF LITTLE OR NO SIGNIFICANCE

17. COMMERCIAL BUILDING

336 North Michigan Avenue
Date and architect unknown
Height: 3 stories

18. COMMERCIAL BUILDING

334 North Michigan Avenue
Date and architect unknown
Height: 3 stories

19. COMMERCIAL BUILDING

326 North Michigan Avenue
Date and architect unknown
Height: 3 stories

20. COMMERCIAL BUILDING

316 North Michigan Avenue
Date and architect unknown
Height: 3 stories

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C. OLDER STRUCTURES OF LITTLE OR NO SIGNIFICANCE (CONTINUED)

21. COMMERCIAL BUILDING

310 North Michigan Avenue
Date and architect unknown
Height: under 5 stories

22. COMMERCIAL BUILDING

300 North Michigan Avenue
Date and architect unknown
Height: under 5 stories

23. D.B. FISK AND COMPANY BUILDING (NOW: OXFORD HOUSE HOTEL)

225 North Wabash
1912; George L. Harvey, architect
Height: 13 stories

The original design was altered beyond recognition at some point after 1949.

D. RECENT STRUCTURES OF ARCHITECTURAL INTEREST

24. EQUITABLE BUILDING

401 North Michigan Avenue
1965; Skidmore, Cwings, and Merrill; and Alfred Shaw and Associates, architects
Height: 40 stories

The Equitable Building also marks the site of the Jean Baptiste Point DuSable Home, Chicago's first permanent residence and a National Historic Landmark (11 May 1976). The site is not cited among those of primary significance -- which it obviously is -- only to avoid confusion between it and the extant structure.

25. EXECUTIVE HOUSE

71 East Wacker Drive
1960; Milton M. Schwartz and Associates, architects
Height: over 32 stories

26. SEVENTEENTH CHURCH OF CHRIST SCIENTIST

55 East Wacker Drive
1968; Harry M. Weese and Associates, architects

E. RECENT STRUCTURES OF LITTLE OR NO INTEREST

27. PARKING GARAGE

57 East South Water
Date and Architect unknown

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Randall, Frank A., History of the Development of Building Construction in Chicago, Urbana, 1949.
- Mayer, Harold M., and Richard C. Wade, Chicago: Growth of a Metropolis, Chicago, 1969.
- Siegel, Arthur, ed., Chicago's Famous Buildings, 2nd Edition, Chicago, 1969.
- Burnham, Daniel H., and E.H. Bennett, Plan of Chicago, Chicago, 1909.
- Bach, Ira J., Chicago on Foot, Chicago, 1969.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 29.5

(UTM REFERENCES - See map for E, F, G, H, I

A	116	4481290	4637690	B	116	4481350	4637650
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	116	4481340	4637560	D	116	4481330	4637370
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of Michigan and E. South Water, the boundary extends E on E. South Water to the interior property lines east of Michigan, N on these lines to the south bank of the Chicago River, E on the south bank of the Chicago River to the extension of the E property line of 401 N. Michigan, N on this extension and the line itself to the S line of 435 N. Michigan, E on this and then N on the E line of the same property to Illinois, W on Illinois to the E line of 505 N. Michigan, N on this line to the N line of the same property or the north foundation of the original portion of

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Robert Wagner

ORGANIZATION

Illinois Department of Conservation

DATE

3 February 1978

STREET & NUMBER

9640 South Longwood Drive

TELEPHONE

312-779-2109

CITY OR TOWN

Chicago

STATE

Illinois

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

David Keener

TITLE

Director, Ill. Dept. of Conservation

DATE

3/27/78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION
ATTEST *W. W. ...*

MEMBER

DATE

DATE

11/15/78

10/15/78

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CONTINUATION SHEET Geographical Data ITEM NUMBER 10 PAGE 2

ZONE	Easting	Northing
E 16	448 290	46 37 190
F 16	448 160	46 37 120
G 16	447 960	46 37 120
H 16	447 960	46 37 330
I 16	448 220	46 37 690

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ITEM NUMBER 2

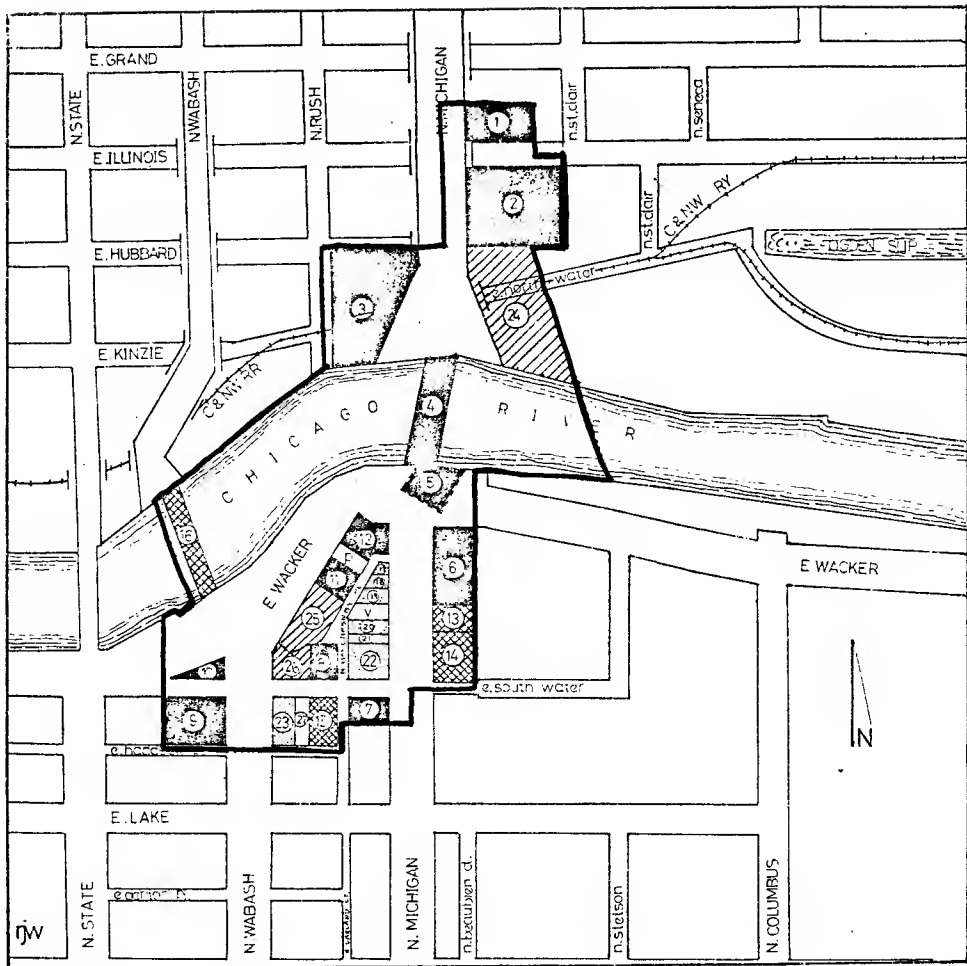
PAGE 1

435, and 505 N. Michigan; 57, 65, and 66 E. South Water; 225 N. Wabash; and 35, 55, 71, and 75 East Wacker.

GEOGRAPHICAL DATA ITEM NUMBER 10

505 N. Michigan whichever is farther south, W on this to Michigan, S on Michigan to the N line of 400 N. Michigan, W on this to Rush, S on Rush to the north bank of the Chicago River, SW on the north bank of the Chicago River to a point five feet SW of the Wabash Avenue Bridge and/or Bridgehouse, S from this point parallel to the Bridge to the south bank of the Chicago River, SW on the south bank of the Chicago River to the extension of the W line of 35 E. Wacker, S on this extension and the line itself to Haddock Place, E on Haddock Place to Garland Court, N on Garland Court to the S line of 230 N. Michigan, E on this line to Michigan and then N on Michigan to the point of beginning.

N.B.: Boundary segments on Streets and alleys follow the mid-line of those streets and alleys unless otherwise indicated.



- 1-12 SITES AND STRUCTURES OF PRIMARY SIGNIFICANCE
- 13-16 STRUCTURES OF SECONDARY SIGNIFICANCE
- 17-23 OLDER STRUCTURES OF LITTLE OR NO SIGNIFICANCE
- 24-6 RECENT STRUCTURES OF ARCHITECTURAL INTEREST
- 27 RECENT STRUCTURES OF LITTLE OR NO INTEREST
- v/p VACANT / PARKING LOTS
- DISTRICT BOUNDARY